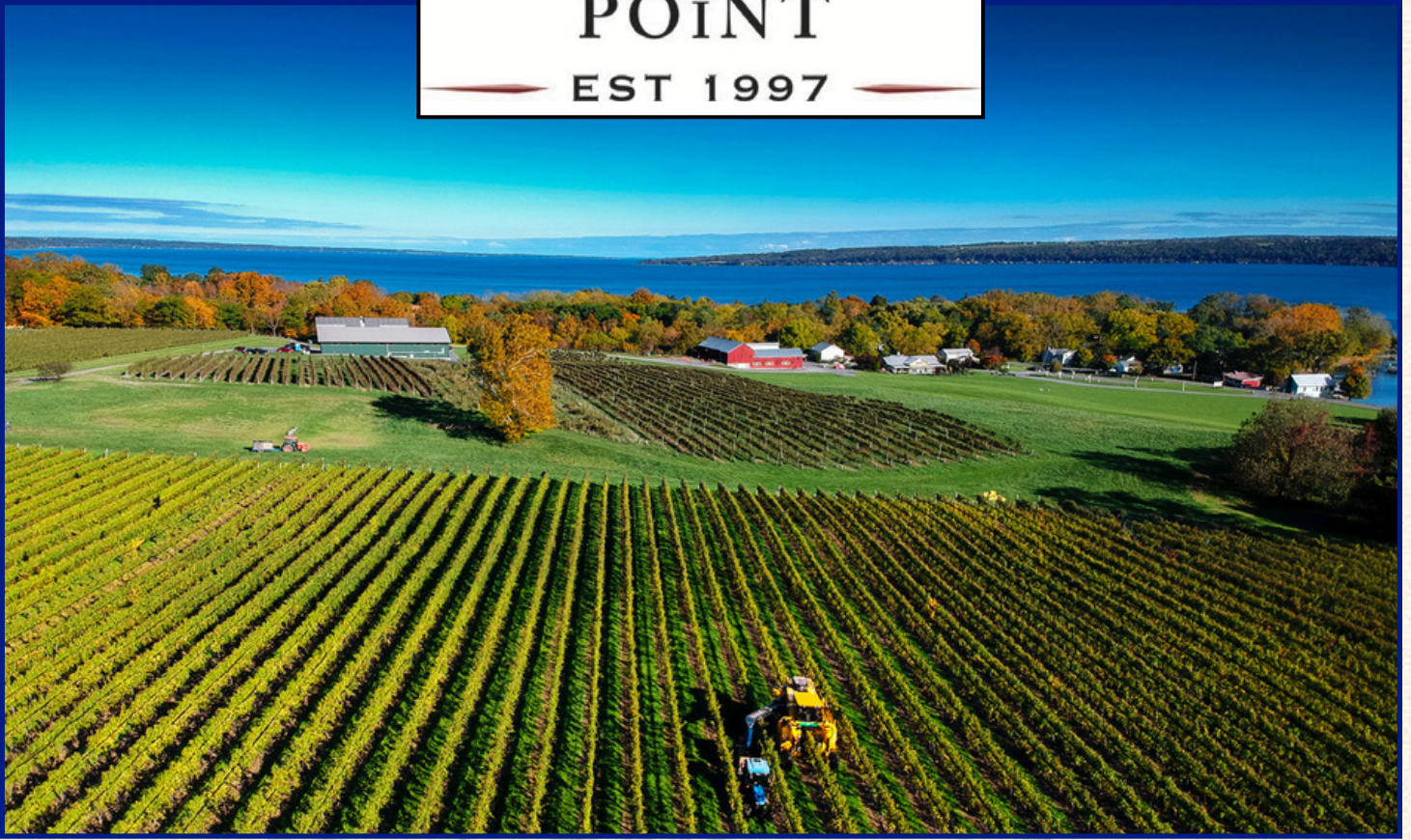


SHELDRAKE
POINT
EST 1997



FINGER LAKES
Vineyard & Winery
AVAILABLE



www.sheldrakepoint.com

INTRODUCTION

Sheldrake Point Vineyard, LLC. is a New York State Limited Liability Company founded in 1997. The company is licensed as a New York State Farm Winery and owns and operates a 156-acre farm located on the shores of Cayuga Lake in the Finger Lakes, a vineyard of 57 acres planted to Vinifera vines, a winery capable of producing 15,000 cases, and two tasting rooms which host over 20,000 visitors annually. The company is owned by Chuck Tauck and Fran Littin.

Our mission has been to provide guests with a hospitable and entertaining experience by providing a respectful, warm welcome and gracious service. We are stewards of our vineyard land, with a commitment to sustainable wine-growing practices and respect for the environment of our site and our neighbors. We produce distinctive wines, each with a personality that reflects the character of our site and the Finger Lakes. The quality of our vines is evidenced by our many awards, including three-time Top 100 Winery by Wine and Spirits Magazine, and New York State Winery of the Year in both 2009 and 2010.

Our waterfront location, manicured gardens, well-maintained facilities, vineyards, and estate wine production form the basis of our ability to emphasize the pleasurable connection among people, the land, and wine. With a pristine lakeside location just 20 miles from the University city of Ithaca, we are a popular destination for winery visitors.

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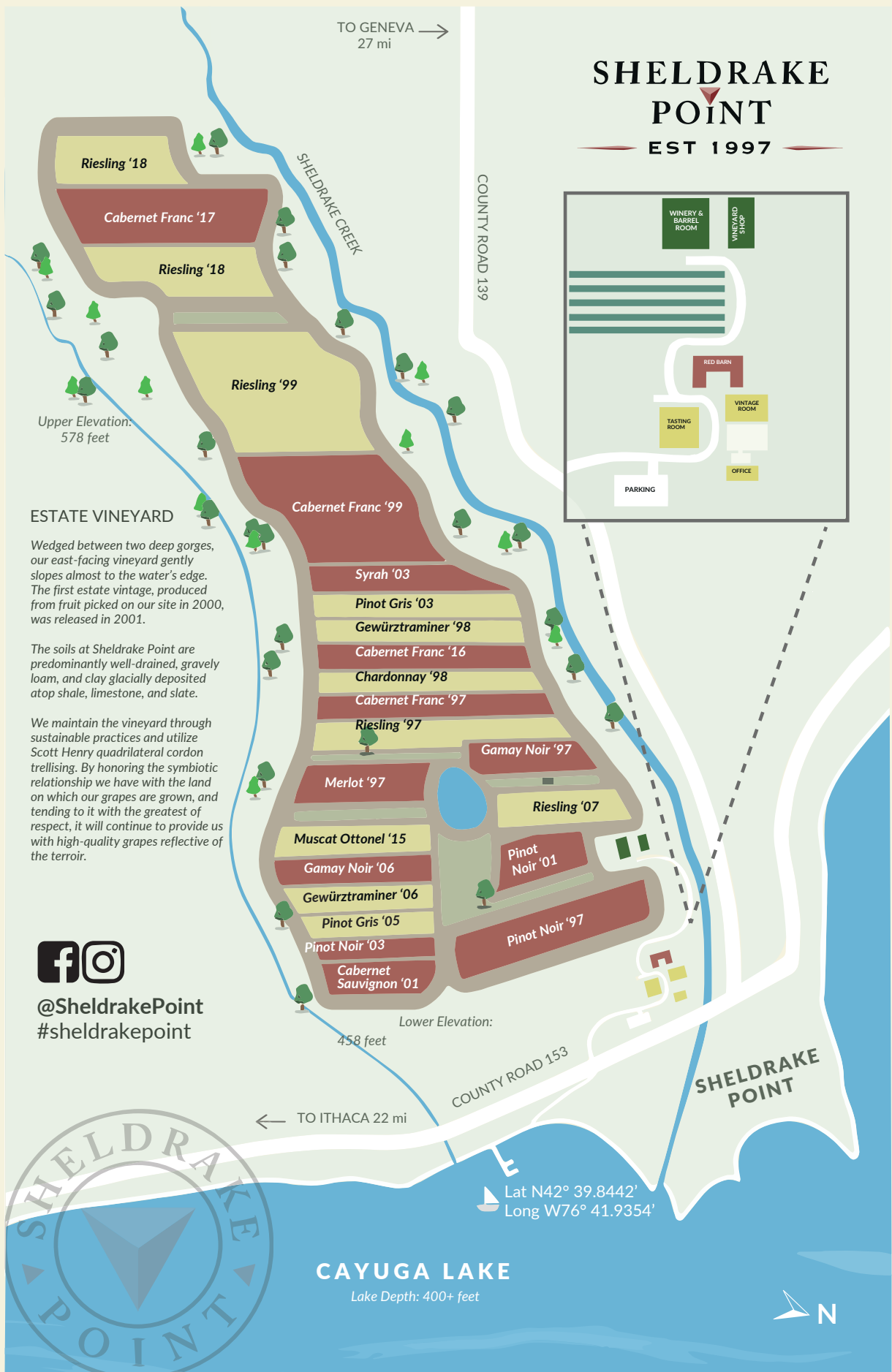
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PROPERTY OVERVIEW

- 156 acres bordered on the North by Sheldrake Creek & a scenic gorge and dissected by a smaller creek to the South
- Bordered on the East by 400 feet of improved lake frontage with beach and dock.
- Includes a year-round spring and ½ acre pond in the center of the farm.
- Access via paved drives, gravel drives and unimproved farm lanes.
- 57 acres mature vineyards.
- 13 acres headlands and frontage
- 66 acres woodlands and gorge
- 20 acres additional tillable land





WATERFRONT / BEACH / DOCK / GARDENS

- 400' of Cayuga Lake frontage in a cove protected by Sheldrake Point to the north.
- The entire waterfront is landscaped with a gravel beach, retaining wall, vehicle access & stone rip-rap.
- Recreational facilities include a 100' dock and covered electric lift and a small storage shed.
- Electrical power on the beach.
- Beach well for water supply.



VINEYARD BREAKDOWN

Variety / Block	Acreage	2019 Tons	2020 Tons	2021 Tons	2022 Tons	Year Planted	Trellis	Drain Tile
Pinot Noir 1	3.0	12.4	9.6	12.0	5.5	1997 & 1998	Wood	
Pinot Noir 2	1.0	4.0	3.3	5.6	1.6	2001	Steel	Yes
Pinot Noir 3	0.3	0.9	1.6	1.3	0.6	2003	Steel	Yes
Riesling 1	4.0	14.3	18.0	20.7	18.3	1997	Wood	
Riesling 2	7.7	31.7	37.2	39.4	11.0	1999	Steel	
Riesling 3	1.8	10.4	11.2	9.3	9.0	2006	Steel	Yes
Riesling 4	6.0	0.0	0.0	9.2	9.0	2018	Steel	Yes
Cab Franc 1	1.4	3.8	5.6	11.0	2.2	1997	Wood	
Cab Franc 2	7.7	26.6	28.9	40.0	29.5	1999	Steel	
Cab Franc 3	2.0	8.6	8.4	9.0	6.2	2015	Steel	
Cab Franc 4	6.0	0.0	8.1	15.0	6.1	2017	Steel	Yes
Pinot Gris 1	0.7	2.3	2.8	3.5	1.9	1998	Wood	
Pinot Gris 2	3.5	11.5	14.0	17.6	5.9	2003	Steel	Yes
Gamay 1	1.0	4.1	4.0	1.3	3.2	1997	Wood	
Gamay 2	1.2	6.1	4.8	4.6	4.7	2004	Steel	Yes
Merlot	2.0	4.9	6.5	2.1	4.8	1999	Wood	
Gewurtz 1	1.4	5.8	8.4	6.5	2.5	1998	Wood	
Gewurtz 2	2.1	9.3	12.5	9.3	5.0	2005	Steel	Yes
Chardonnay	3.0	10.3	7.2	9.2	1.4	1998	Wood	
Cab Sauv	1.0	2.9	3.4	3.7	2.3	2001	Steel	Yes
Muscat Ottonal	0.5	3.2	3.1	2.2	2.8	2015	Steel	Yes
Totals	57.3	173.1	198.6	232.5	133.5			

When grape production exceeds the supply needed to produce our wines, we extend grape contracts to other wine companies. Our reputation for quality grapes has increased demand in recent years. In 2019, we sold 30 tons with revenue of \$52,300. In 2020, we sold 74 tons with revenue of \$90,000. In 2021, we sold 121 tons with revenue of \$211,600.



SEVEN BUILDINGS



Building	Sq Ft	Purpose	HVAC	Baths	Condition
Tasting Room	3,000	Retail	Dual Heat & AC	2	Very Good
Winery	7,000	Winemaking	Geo Heat & AC	2	Excellent
Shop/ Warehouse	4,600	Shop, Storage, Water	Geo Heat & AC	1	Very Good
Office / Farmhouse	2,100	Offices, Meeting, Storage	2 Zone Heat & AC	2	Very Good
Tasting Events Barn	2,600	Events & Shipping	Heat & AC	3	Very Good
Residence	1,800	Residence & Storage	Heat	2	Very Good
Unheated Barn	5,000	Storage	None	None	Good

- Buildings have parking areas supporting a total of 80 cars. Parking areas are engineered with 12" of base.
- All roadways are engineered with 18" of base and provide radius and turn-around for 60' semi-trailers.
- Public buildings are set in a landscaped network of lawns, gardens and paved sidewalks complete with underground storm drainage and underground electric.



SYSTEMS & ENGINEERING

The following systems are installed on the property:

- **Water** – Engineered and fully permitted Cayuga Lake beach well and 5000-gallon treatment and storage facility that meets current NYS certification for public water supply. The system provides 50psi pressure feed to all buildings except the large barn and the residence. Residence water comes from the same beach well with self-contained residential treatment.
- **Sanitary Sewer** – All buildings (except the large barn and the residence) are on a fully engineered septic and sand filter with a capacity of 1,240 gallons per day. The system includes five septic tanks, one effluent tank and a 18' by 60' by 4' sand filter, all installed in 2000 and in working order with no history of problems.
- **Stormwater** – is directed into a network of 18" drains that quickly move water off the roads and parking surfaces and direct the water underground to Sheldrake Creek and to Cayuga Lake.
- **Driveways and Parking Lots** - Driveways are engineered with 18" of base - parking areas with 12" of base.
- **Lighting** – is provided by eight driveway light poles with LED lamps and twelve parking area bollards with incandescent lamps. In addition, buildings are mounted with appropriate outdoor lights on either timers or sensors.
- **Communications** – All buildings are connected underground with fiber optic for high-speed data and telephone.
- **Buried Electric** – All buildings (except the residence) are connected to a central transformer and main panel. All electric feed is underground. 800' of primary service wires and phone poles that once crossed the property have been buried in order to improve the lake views.
- **Solar** – A 90-panel, 15,000-watt solar array is installed on the roof of the vineyard shop and attached to five Sunny Boy inverters. These supplement the electricity use of all five buildings when the sun shines. (No battery storage.)
- **Geothermal** - HVAC for the Winery and the Shop / Warehouse is provided by geothermal heat pumps connected to six 450' deep loop fields, substantially reducing dependence on fossil fuels.
- **Security** – All buildings are protected with keypad security for break-in and fire, all linked to a central station.



PRIMARY FARM & VINEYARD EQUIPMENT

Description	Power	Condition
2006 New Holland Tractor	Diesel	Very Good
1999 Massey Ferguson Tractor	Diesel	Good
2014 Kubota Tractor	Diesel	Very Good
2011 Ford 1500 4WD Truck	Gas	Fair
2021 Skag 6' Mower	Diesel	Excellent
1999 Canopy Sprayer	PTO	Good
2004 Avidor Leaf Remover	PTO	Good
2008 Pellenc Weeder	PTO	Very Good
2021 Mulch Spreader	PTO	Good
2005 Kubota RTV 2 Seat	Diesel	Good
2007 Post Pounder	PTO	Excellent
2021 Avix Bird Laser	Solar	Excellent
2016 Kubota RTV 4 Seat	Diesel	Very Good



PRIMARY WINERY EQUIPMENT

Description	Condition
1994 Forklift Truck (propane)	Very Good
2001 Italian Monoblock Bottling Line	Very Good
2001 Vaslin-Bucher Pneumatic Press	Very Good
2019 Screw Capper	Excellent
Seven 3,000 Gallon Stainless Steel Fermenting Tanks	Excellent
Four 1,500 Gallon Stainless Tanks	Excellent
Twelve 1,000 Gallon Stainless Tanks	Excellent
2001 Delta Crusher Destemmer	Very Good
2005 Elevator	Very Good
Chiller & Glycol Tank Cooling System	Very Good
2017 Diesel Power Washer	Excellent
100+ Assorted French & American Oak Barrels	Excellent





TASTING ROOM EQUIPMENT



Description	Condition
Two Hi-Temp Glass Washers	Very Good
Multiple Lighted Product Shelves	Very Good
Five Display Coolers	Very Good
Under Counter Glass Racks	Excellent
POS - Commerce 7	N/A
Digital TV Display	Excellent



KITCHEN & OFFICE EQUIPMENT

PRIMARY KITCHEN EQUIPMENT	
Description	Condition
Hood System	Very Good
Walk-In Cooler / Freezer	Fair
Dual Gas Convection Oven	Good
Six Burner Range	Good
Dishwasher	Very Good
Grill	Good
Side-by-Side Cooler / Freezer	Excellent
Two Under Counter Coolers	Excellent

PRIMARY OFFICE EQUIPMENT	
Description	Condition
Two HP Color Laser w/ duplex	Excellent
Seven Desks / Workstations	Very Good
Seven HP Computers w/ monitors / XP Pro	Excellent
One HP Server / One Dell Server W10	Excellent
HP All-In-One Printer/Copier/Fax	Very Good
Property-wide Fiber Optic Network	Very Good



LUXURY IN THE FINGER LAKES



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